

**TRANSFER  
TAX  
PAID**

Doc # 2004020177  
Book 8022 Page 0054

**WARRANTY DEED**

43-126-11

KNOW ALL MEN BY THESE PRESENTS, that **AVERILL ASSOCIATES, LLC**, a Maine limited liability company with a place of business at 202 U.S. Route 1, Falmouth, Maine, for consideration paid, grant to **Christopher A Newman and Elizabeth N. Brooker**, of Waterville, Maine, with a mailing address of 20 Sherwin Street, Apt. 4, Waterville, Maine 04901, with **WARRANTY COVENANTS**, the land in Waterville, County of Kennebec and State of Maine, described below:

Real estate located on Matthews Avenue in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Unit 11 in the Averill Condominium, as described in the Averill Condominium Declaration dated December 19, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1, as amended by Amendment to Declaration dated October 3, 2002 and recorded in the Kennebec County Registry of Deeds in Book 7562 page 210 and as shown on the Plats and Plans recorded in File E-88308 through E-88314, as these condominium documents may have been amended.

TOGETHER WITH any and all limited common elements, rights, easements, privileges and appurtenances belonging to the Units described above and any personal property of Grantor located in any of these Units or anywhere on the condominium site.

SUBJECT, HOWEVER, to the terms, conditions, agreements, covenants, restrictions, obligations and easements referred to in the Averill Condominium Declaration described above, and to utility easements described in Book 3415, Page 7 and Book 3465, Page 269.

Being the same premises conveyed to the Grantor herein by deed of Gerrity Company, Incorporated, dated November 29, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6123, Page 184.

IN WITNESS WHEREOF, the said Averill Associates, LLC has set its hand this 25<sup>th</sup> day of June, 2004.

Witness

**AVERILL ASSOCIATES, LLC.**

BY:

Mark W. Primeau  
Its Agent

2) R. Gifford

43-126-11

STATE OF MAINE  
COUNTY OF CUMBERLAND

June 25, 2004

Then personally appeared Averill Associates, LLC, by its agent, Mark W. Primeau and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said company.

Before me,



Notary Public/~~Attorney at Law~~

KATHLEEN M. ELY  
Notary Public, Maine  
My Commission Expires January 30, 2010

SEAL

Received Kennebec SS.  
07/06/2004 12:30PM  
# Pages 2 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS